133.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,100 / 971,100
					USE VALUE:	971,100 / 971,100
					ASSESSED:	971,100 / 971,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOUSEK PHILIP M &
Owner 2:	FOUSEK JILL S HIRSCHEN
Owner 3:	
Street 1:	47 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BELGUENDOUZ DEBORAH R -
Owner 2:	-
Street 1:	47 LOCKELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2339 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7117.000	400,900		570,200	971,100
Total Card	0.163	400,900		570,200	971,100
Total Parcel	0.163	400,900		570,200	971,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.21 | /Parcel: 415.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	85491
GIS Ref	
GIS Ref	
Insp Date	12/02/17

!10368!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,900	0	7,117.	570,200	971,100	971,100	Year End Roll	12/18/2019
2019	101	FV	302,700	0	7,117.	601,800	904,500	904,500	Year End Roll	1/3/2019
2018	101	FV	302,700	0	7,117.	443,500	746,200	746,200	Year End Roll	12/20/2017
2017	101	FV	302,700	0	7,117.	424,500	727,200	727,200	Year End Roll	1/3/2017
2016	101	FV	302,700	0	7,117.	392,800	695,500	695,500	Year End	1/4/2016
2015	101	FV	295,000	0	7,117.	329,400	624,400	624,400	Year End Roll	12/11/2014
2014	101	FV	295,000	0	7,117.	321,800	616,800	616,800	Year End Roll	12/16/2013
2013	101	FV	295,000	0	7,117.	306,600	601,600	601,600		12/13/2012

PRINT

Date	Time
12/11/20	00:40:47

LAST REV

Date	Time
03/23/20	08:27:35
danam	
10368	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELGUENDOUZ DEB	1424-34		9/28/2012		717,250	No	No		
BELGUENDOUZ KOU	1403-129		8/8/2011	Convenience	10	No	No		
BURKE RUSSELL J	1315-39		2/3/2006		633,500	No	No		
	977-157		11/1/1983		106,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	19	Inter Fi	43,100	C				
9/20/2010	2028	Re-Roof	2,500					
9/14/2006	769	Manual	12,000			G8	GR FY08	FINISH 3RD FLR ATT

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	TTL REFUSAL	HS	Hanne S
2/9/2009	Meas/Inspect	372	PATRIOT
6/12/2006	MLS	HC	Helen Chinal
1/14/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
9/2/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85491
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7117		Sq. Ft.	Site		0	90.	0.89	10									570,161						570,200	

Total AC/HA: 0.16338 | Total SF/SM: 7117 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 570,161 | Spl Credit | Total: 570,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18626142
Const Adj.:	0.98990101
Adj $ / SQ:	146.785
Other Features:	80250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492493
Depreciation:	91604
Depreciated Total:	400890

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

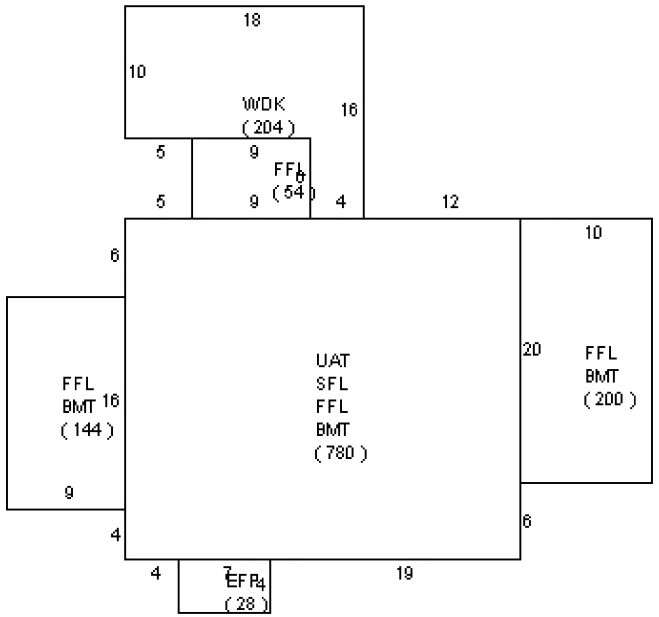
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.46
Special Features:	0	Val/Su Net:	114.25
Final Total:	400900	Val/Su SzAd	204.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,178	146.790	172,913
BMT	Basement	1,124	49.760	55,930
SFL	Second Floor	780	146.790	114,492
WDK	Deck	204	10.790	2,202
UAT	Upper Attic	195	102.160	19,922
EFP	Enclos Porch	28	71.870	2,012

Net Sketched Area:	3,509			Total:	367,471
Size Ad	1958	Gross Are	4094	FinArea	2339

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	
UAT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	